

Property Data Report

5 Settlers Court, Vermont South VIC 3133

| PROPERTY IDENTIFICATION | | | | | |
|-------------------------------|--|-----------------------------|---|---------------------------------|---------------------|
| Address | 5 Settlers Court, Vermont South VIC 3133 | Property ID | 13683380 | State | VIC |
| Report Date | 2025-11-09 | | | | |
| LOCATION | | | | | |
| Council Area | Whitehorse | Postcode | 3133 | Locality | VERMONT SOUTH |
| Coordinates | -37.858785, 145.186896 | | | | |
| SITE DETAILS | | | | | |
| Zone Code | NRZ5 | Zone Description | Neighbourhood Residential Zone - Schedule 5 | | |
| PROPERTY ATTRIBUTES | | | | | |
| Property Type | HOUSE | Property Sub Type | House: One Storey / Lowset | Bedrooms | 4 |
| Bathrooms | 2 | Car Spaces | 2 | Lock-Up Garages | 2 |
| Land Area | 792.0 m ² | Calculated Land Area | Yes | Land Area Source | Calculated |
| ADDITIONAL ATTRIBUTES | | | | | |
| Floor Area | 187.0 m ² | | | | |
| FEATURES | | | | | |
| Building Area | 213 | Development Zone | Neighbourhood Residential Zone - Schedule 5 | Dining Rooms | 1 |
| Family / Rumpus Rooms | 1 | Kitchen Features | Stainless Steel Appliances | Laundry Features | Internal Laundry |
| Lounge Rooms | 2 | Materials in Floor | Carpet Floor, Slate Floor | Other Rooms | 1 |
| Other Special Features | Dishwasher, Separate Dining Room | Toilets | 1 | Total Floors In Building | 1 |
| Workshop Features | Shed | | | | |
| LAST SALE | | | | | |
| Sale Price | \$920,000 | Contract Date | 2014-08-23 | Settlement Date | 2014-10-22 |
| Sale Method | Normal Sale | Sale Type | Unknown | Agency | Ray White Blackburn |
| Agent | Peter Schenck | | | | |
| SALES HISTORY | | | | | |
| Total Sales | 2 sales | Date Range | 2008-05-14 to 2014-08-23 | Total Transaction Value | \$1,525,000 |
| Average Sale Price | \$762,500 | | | | |
| LAST ADVERTISING CAMPAIGN | | | | | |
| Campaign Start | 2014-07-25 | Campaign End | 2014-08-25 | Days on Market | 32 |

| | | | | | |
|------------------------------------|---------------------------|---------------------------------|--|------------------------------|-------------------------|
| Listing Method | Private Treaty | Price Description | AUCTION | Campaign Agency | RAY WHITE BLACKBURN |
| PARCEL GEOMETRY | | | | | |
| Polygon Rings | 1 ring(s) | Coordinate Points | 8 points | Geometry Type | esriGeometryPolygon |
| HAZARD OVERLAYS | | | | | |
| Detected Hazards | Bushfire, Flood, Heritage | | | | |
| EASEMENTS | | | | | |
| Total Easements | 2000 easements | | | | |
| INFRASTRUCTURE (5km radius) | | Available Infrastructure | Streets, Railway, Railway Stations, Ferry, Electric Transmission | | |
| OCCUPANCY | | | | | |
| Occupancy Type | Owner Occupied | Confidence Score | Low | | |
| LEGAL | | | | | |
| Title Indicator | No More Titles | Lot/Plan | 36/LP97848 | Parcel Area | 790 m ² |
| Land Authority | Whitehorse | Legal Description | LOT 36 LP97848 | | |
| PARCEL GEOMETRY DETAILS | | | | | |
| Geometry Type | esriGeometryPolygon | Spatial Reference WKID | 102100 | Latest WKID | 3857 |
| Property Area (m ²) | 791.91 m ² | Geometry Area | 1272.53 m ² | Geometry Perimeter | 149.68 m |
| Polygon Rings | 1 ring(s) | Total Vertices | 8 points | | |
| GEOSPATIAL LAYERS SUMMARY | | | | | |
| Hazard Layers Available | 3 layers | Bushfire | Available (image_check) | Flood | Available (image_check) |
| Heritage | Available (image_check) | Easements | 2000 easements found | Easement 1 | 0 m ² in N/A |
| Easement 2 | 0 m ² in N/A | Easement 3 | 0 m ² in N/A | Infrastructure Layers | 5 layers |
| Streets | Available | Railway | Available | Railway Stations | Available |
| Ferry | Available | Electric Transmission | Available | | |
| MESH BLOCK ANALYSIS | | | | | |
| Analysis Buffer | 2000 meters | Total Mesh Blocks | 254 blocks | | |
| Category Breakdown | | Residential | 213 blocks | Parkland | 25 blocks |
| Education | 10 blocks | Commercial | 5 blocks | Other | 1 blocks |
| Non-Residential Distances | | Total Non-Residential | 41 blocks | Closest | 180.0 m |
| Farthest | 1941.2 m | Average | 1104.4 m | Median | 1024.4 m |
| Top 5 Closest Non-Residential | | #1 Commercial | 180.0 m (Vermont South) | #2 Parkland | 293.9 m (Vermont South) |
| #3 Parkland | 378.3 m (Vermont South) | #4 Commercial | 423.0 m (Vermont South) | #5 Parkland | 541.1 m (Vermont South) |
| MARKET METRICS AVAILABILITY | | | | | |

| | | | | | |
|--------------------------|---------------------------|---------------------|----------------|-------------------|--------------------|
| Metrics Available | 7/8 metrics | | | | |
| ✓ Sales Volume | | Data Points | 46 (quarterly) | Date Range | 2014-09 to 2022-03 |
| First Value | 760,917 | Latest Value | 1,425,306 | Growth | +87.3% |
| ✓ Median Sale Price | | Data Points | 46 (quarterly) | Date Range | 2014-09 to 2022-03 |
| First Value | \$88 | Latest Value | \$99 | Growth | +12.5% |
| ✓ Median Value | | Data Points | 92 (monthly) | Date Range | 2014-08 to 2022-03 |
| First Value | \$2,127 | Latest Value | \$2,711 | Growth | +27.5% |
| ✗ Median Vendor Discount | No data returned from API | | | | |
| ✓ Total Listings | | Data Points | 90 (monthly) | Date Range | 2014-08 to 2022-01 |
| First Value | 0 | Latest Value | 0 | Growth | +13.3% |
| ✓ Median Days on Market | | Data Points | 8 (yearly) | Date Range | 2015-01 to 2022-01 |
| First Value | 0 | Latest Value | 0 | Growth | -8.2% |
| ✓ Rental Yield | | Data Points | 69 (monthly) | Date Range | 2016-05 to 2022-01 |
| Latest Value | -0.03% | | | | |
| ✓ Median Asking Rent | | Data Points | 44 (quarterly) | Date Range | 2014-09 to 2022-01 |
| First Value | \$815,000 | Latest Value | \$1,500,000 | Growth | +84.0% |

MEDIAN VALUE (AVM) TREND

| | | | | | |
|----------------|--------------|---------------|--------------------------|-------------|--------------|
| Description | Median Value | Period | 2014-08-31 to 2022-03-31 | Data Points | 92 (monthly) |
| Starting Value | \$2,127 | Current Value | \$2,711 | Growth | +27.5% |

MEDIAN SALE PRICE TREND

| | | | | | |
|----------------|-------------------|---------------|--------------------------|-------------|----------------|
| Description | Median Sale Price | Period | 2014-09-30 to 2022-03-31 | Data Points | 46 (quarterly) |
| Starting Price | \$88 | Current Price | \$99 | Growth | +12.5% |

RENTAL MARKET

| | | | | | |
|--------------|------------|------------|------------|-------------|------------------|
| Rental Yield | -0.03% | Yield Date | 2022-01-31 | Median Rent | \$1,500,000/week |
| Rent Date | 2022-01-31 | | | | |

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